

**Belmont Historic District Commission
Land Management Committee
Joint meeting
MEETING MINUTES**

Wednesday October 12, 2022
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Historic District Commission Members Present:

- | | |
|--|--|
| ☒ Michael Chesson | ☒ Stefan Ahlblad |
| ☒ Carl Solander | ☒ Drew Nealon |
| ☒ Carol Moyles | ☐ Nushin Yazdi |
| ☒ Jacqueline Appel | |

Land Management Committee Members Present:

Tom Grimble, Radha Iyengar, Ellen O'Brien Cushman, Carl Solander, Andy Healy, Adriana Bobinchock, Steve Kidder

Community Members Present:

Jeanne Mooney, Joseph Hibbard, Laura VanderHart

1. 7:03 PM Meeting Called to Order

T. Grimble presiding. C. Solander Minutes.

2. Introductions

3. Discussion- the use of the barn

- T. Grimble introduced the topic of discussion.
- LMC has been maintaining the barn in a dormant state to date.
- C. Solander added that figuring out who among the 2 committees will be managing this process of exploring new uses should be part of the discussion.
- T. Grimble described the facilitator proposal by the Madden Planning Group which was produced in 2019.
- Discussion of the roles of the LMC and the HDC. T. Grimble proposed that the process would be spearheaded by the LMC but would have an ongoing working relationship with the HDC. There was general agreement with this arrangement from both committees.
- T. Grimble asked what are thoughts about the facilitator proposal and whether we should move in the direction of hiring a facilitator?
- J. Appel suggested that there are other towns doing interesting things with preservation and we could look at some precedents.
- R. Iyengar stated that uses of the barn are restricted by the conservation restriction.

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 22, 2022

TIME: 8:57 AM

- T. Grimble affirmed that to have uses other than those listed in the conservation restriction would require changing the document. S. Kidder elaborated that the holder of the conservation restriction (Trustees) would need to agree. McLean and the town would need to agree and there is a process that goes through the office of Executive Affairs. Changing the restriction is a complex process.
- S. Ahlblad suggested it would be helpful to think about general uses and users rather than specific uses and user groups. Frequency / intensity of use was also raised.
- T. Grimble brought up funding. How would this be funded?
- C. Solander stated that it might be worthwhile to spend some LMC funds to get the project started and to get a facilitator on board. It might be easier to obtain grant funding once there is some momentum.
- A. Healy stated that the proposal seemed like a good way to start. The barn is very large and could serve multiple groups.
- C. Moyles stated that studying funding sources could be part of the proposal.
- R. Iyengar stated that funding sources may not be part of the facilitator's expertise.
- M. Chesson pointed out that CPC funding cycle is just completed for the year. The next cycle would make funds available in 2024.
- M. Chesson described the Historical Society's interest in looking at the possibility of occupying the barn with office space, community meeting space, and storage space.
- T. Grimble stated that the conservation restriction may limit parking options which may also require changing the restriction document.
- E. Cushman stated that Lauren Meier (former HDC chair) interviewed many potential facilitators and in the end only got a single proposal.
- E. Cushman stated that Chapter 30B would govern the procurement regulations.
- J. Appel asked if there are any missing elements to the proposal and if are going to ask for an updated proposal is there anything that should be added?
- S. Ahlblad wondered if the land around the barn should also be considered.
- T. Grimble stated that the conservation restriction does apply to the land. Any uses outside of the restriction would require changes to the restriction. Also the barn is close to the line of the Rock Meadow property which operates under separate jurisdiction.
- M. Chesson asked about redoing the parking lot. T. Grimble described a project by a group of Northeastern students that was presented to the LMC a few years ago. This was a project for a new parking area. The project was undertaken without input from the LMC and did not take into account many factors that would need to be addressed in reality.
- T. Grimble stated that the existing parking is often at capacity and parking will need to be considered depending on the use.
- C. Moyles suggested the funding component should be part of the study whether done by the facilitator or the working group.
- C. Moyles asked about the cemetery commission and whether there was any need to use the barn since this is included in the conservation restriction as an allowed use.
- E. Cushman stated that the cemetery is operated by the DPW and she did not think that they were interested in a presence at the barn.
- C. Moyles asked about funding the facilitator proposal.
- T. Grimble stated that the LMC would have to discuss possibly funding the proposal with LMC funds.
- E. Cushman stated that there are off-cycle CPC funds available for studies but is not sure if this type of proposal would qualify for those funds.

- S. Ahlblad asked about the physical condition of the barn. T. Grumble described the recent work that was done to stabilize the barn, install security measures and anti-graffiti coating. R. Iyengar said that there was a thorough report on the condition of the barn completed by Spencer and Vogt in 2018 which can be circulated.
- E. Cushman stated that accessing the barn is difficult now because of the security measures to keep intruders out. A tour would need to be arranged for a group of people in order to justify the effort of opening up the barn.

4. Next Steps

- T. Grumble asked if we should solicit an updated facilitator proposal from Madden Planning Group. Members of both committees were generally in agreement.
- T. Grumble asked if there should be another joint meeting after the proposal. C. Moyles stated that C. Solander (HDC representative on LMC) can convey proposal to the HDC and another joint meeting is not necessary.

Meeting adjourned 8:00 pm.

Respectfully submitted by Carl Solander